

City of Baraboo Zoning District Chart

Code	Description	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Principal Building Yard Minimum Setback			Accessory Building Yard Setback		Maximum Lot Coverage		Maximum Building Height	
				Street	Side	Rear	Side	Rear	Principal	Accessory	Principal	Accessory
R-1	Single Family	12,500	100	35	10	25	10	10*	25%	6%	3 Stories, 35 ft.	1 Story, 15 ft.
R-1A	Single Family (Traditional)	8,500	75	25*	8*	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
R-2	One and Two Family	8,500	75	25*	10*	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
R-3	Three and Four Family	3,500/unit	90	25	10	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 20 ft.
R-4	One and Two Family	8,500	75	30	20*	25*	3	10*	40%	10%	2 Stories, 35 ft.*	1 Story, 20 ft.
	Four thru Twelve Families	2,500/unit	100									
R-5	Thirteen Families and above	2,500/unit*	200	20	20*	25*	3	10*	40%*	10%*	3 Stories, 35 ft.*	1 Story, 20 ft.
MH-P	Type 1 Manufactured Home Park District	5,000	50	25*	10*	25*	5*	10*	Total all buildings = 45%	--	15 ft.	10 ft.
MH-S	Type 1 Manufactured Home Single Family Residential District	8,000	75	25	8*	25	6	10	25%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
NRO	Neighborhood Residential/Office District	Res. - 8,500* Office *	Res. - 75* Office *	Res. - 25* Office *	Res. - 10* Office *	Res - 25 Office *	Res -3 Office *	Res - 10* Office *	Res - 27% Office *	Res - 8% Office *	Res - 2 Stories Office *	Res * Office *
B-1	Central Downtown Business Dist.	None	None	None	None	None	None	None	None	None	60*	2 Stories*
B-2	Central Neighborhood Business Dist.	None	None	25	20*	25*	3*	3*	40%	10%	3 Stories, 35 ft.	1 Story, 15 ft.
B-3	Highway Oriented Business Dist.	None	None	25*	10*	25*	10*	10*	None	None	45 ft.	2 Stories, 15 ft.
I-1	Industrial – Enclosed Storage	7,500	None	25	10*	10*	None	None	None	None	None	None
I-2	Industrial – Open Storage	7,500	None	25	10*	10*	None	None	None	None	None	None
I-3	Industrial/Business	1 acre	None	30	20	25	None	None	None	None	None	None
I-4	Planned Industrial/Business	1 acre – Ind. 27,000 – Coml.	None	30–Ind 35–Coml	20	25	None	None	None	None	None – Ind. 45 – Coml.	Ind - None Coml-2 Stories, 15ft
A-1	Agricultural Transitional	3 acres	None	150	8*	25	*	*	None	None	None	None
A-2	Agricultural Holding	5 acres	None	150	8*	25	*	*	--	--	--	--
C-1	Conservancy	--	--	--	--	--	--	--	--	--	--	--
HIA	Highway Interchange (Overlay District)	See Code Provisions Section 17.36.										

* There are exceptions to these figures; please refer to the Zoning Ordinance document.

Zoning Chart

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